

Twin Oaks

Key Issues

- The incorporated cities of Vista, San Marcos and Escondido serve the commercial and industrial needs of local area residents
- Ensure appropriate zoning, (such as a Rural Tourism zone), is created and is consistent with a Rural Commercial General Plan designation to maintain the rural character of the Twin Oaks Valley planning area
- Regional commuter traffic traveling through the community negatively impacts the character of the Twin Oaks Valley community planning area

Sponsor Group Direction

- Replace (26) Visitor Serving Commercial with (C-4) Rural Commercial to recognize an existing use
- Replace 27 acres of (15) Limited Impact Industrial with (C-2) Office Professional at the Interstate 15/ Deer Springs Rd interchange. Staff previously worked with the community regarding this change which has been reflected on GP2020 Working Copy maps since 2002
- Extend (C-2) Office Professional to include an additional 23 acres north along Interstate-15. Staff previously worked with the community regarding this change which has been reflected on GP2020 Working Copy maps since 2002

Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction

ERA Needs Analysis (all numbers in acres)

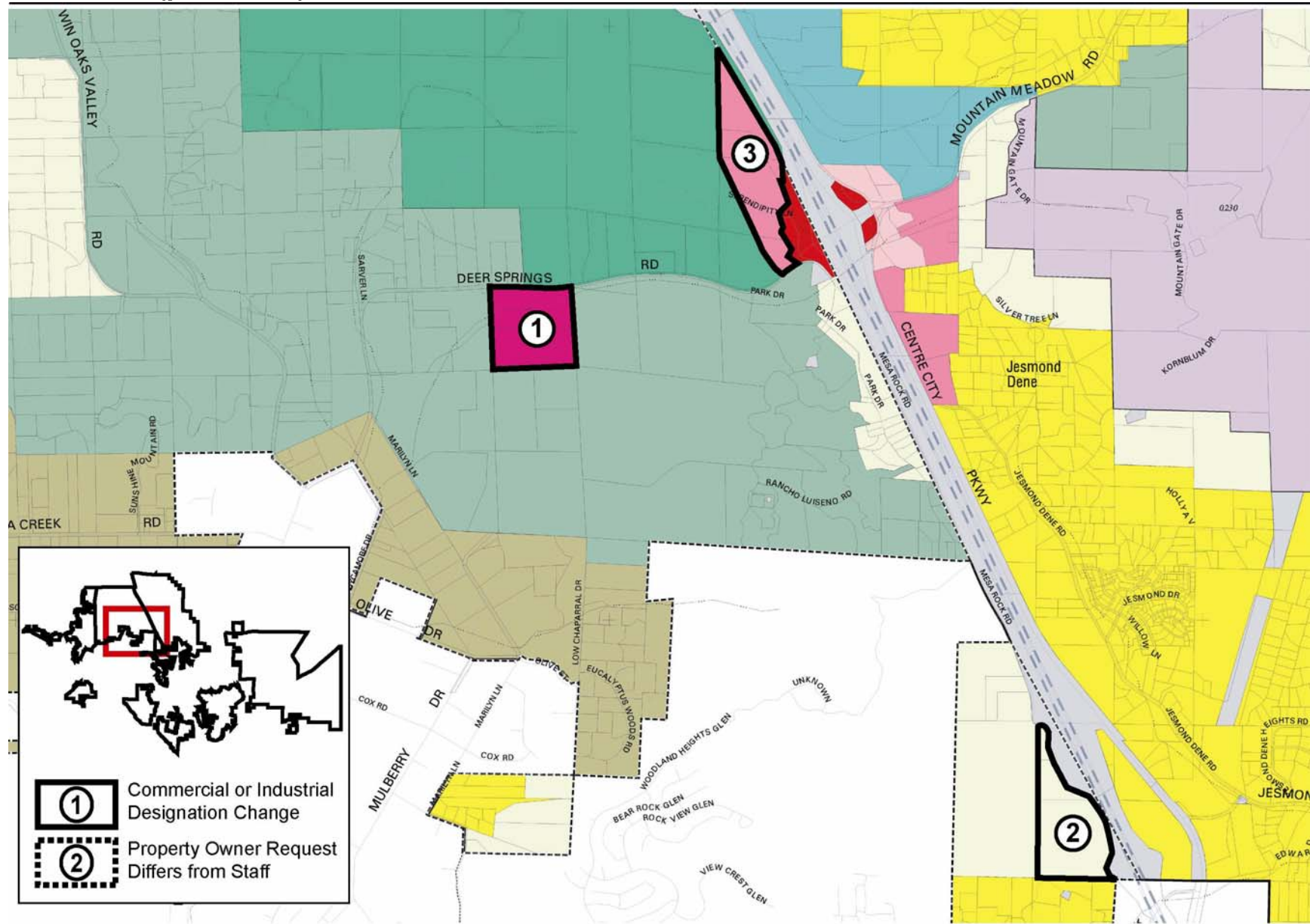
	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	8	23	15	39	31
Industrial ¹	96	91	(5)	47	(49)
Office ¹	30	23	(6)	138	108

¹ Industrial and Office numbers are for the entire North County Metro Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Twin Oaks (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Wolfsheimer)	<p><i>Total Area:</i> 43.68 acres</p> <p><i>Current Use:</i> Resort (Golden Door)</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> • Compatible with surrounding land uses • Compatible with community character • Recognizes an existing use • Rural Commercial helps retain low intensity use which is compatible with surrounding rural lands
2	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	(I-3) High Impact Industrial (Jokerst)	<p><i>Total Area:</i> 45.23 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (1) Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • No access to a main street or arterial road. Mesa Rock Road is a two-lane road without direct access to Interstate 15 • Significant environmental constraints including Tier 1 habitat and steep slopes of predominately 25% to 50%. • Not compatible with community character or with surrounding land uses (residential to the south, and rural viewshed to the north)
3	(C-2) Office Professional	(C-2) Office Professional	Merriam Mountains GPA, Rezone, TM, and Specific Plan (Perring)	<p><i>Total Area:</i> 50 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • An Office Professional designation is more compatible with the community character than the Limited Impact Industrial designation currently noted on the existing General Plan. • Extend Office Professional to include an additional 23 acres to the north • Staff previously worked with the community regarding this change which has been reflected on GP2020 Working Copy maps since 2002